



**Holme Farm Way, Pontefract WF8 3FB**

## Welcome to

### Holme Farm Way, Pontefract

A beautifully finished five-bedroom detached home set over three floors, offering high-spec living throughout. The property features a stunning open-plan kitchen extension, a bright and spacious lounge, a downstairs W/C, and five well-proportioned bedrooms, including two with modern en-suites.



### **Entrance Hall**

With a gas central heating radiator with cover, stairs to the first floor and wall boarding.

### **Wc**

With a low level flush WC, wash hand basin set in a vanity unit.

### **Living Room**

14' 2" x 11' 5" ( 4.32m x 3.48m )

With a window to the front and a gas central heating radiator.

### **Kitchen/Living Room**

24' 7" x 21' 9" ( 7.49m x 6.63m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, island unit with built in Belfast sink, electric ovens, grill, plate warmer, integrated microwave, built in coffee machine, integrated dishwasher, washing machine, cupboard housing the boiler, Quartz splash back, gas central heating radiator, wall panelling, 3 sky lights to the rear and UPVC sliding doors with electric operated blinds.

### **Bedroom Two**

12' 8" x 12' 7" ( 3.86m x 3.84m )

With a window to the front, laminate flooring and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, gas central heating radiator and a window to the front aspect.

### **Bedroom Three**

12' 2" x 11' 8" ( 3.71m x 3.56m )

With a window to the rear and a gas central heating radiator with cover.

### **Bedroom Four**

9' 8" x 8' 5" ( 2.95m x 2.57m )

With a window to the front and a gas central heating radiator.

### **Bedroom Five**

8' 9" x 8' 6" ( 2.67m x 2.59m )

With a window to the front, laminate flooring and a gas central heating radiator with a cover.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, tiled bath, fully tiled, extractor fan, gas central heating radiator and a window to the rear.

### **Landing**

With a cupboard housing the hot water tank and a window to the front.

### **Bedroom One**

17' 9" x 13' 5" ( 5.41m x 4.09m )

With a window to the front, 2 sky lights to the rear, walk in wardrobe, built in floor to ceiling wardrobes and loft access.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, chrome heated towel rail, shower cubicle, storage cupboard, part tiled to walls, laminate flooring and sky light to the front.

### **Front Garden**

A double driveway leading to the attached garage, gates either side and privet edging.

### **Rear Garden**

An enclosed rear garden, neatly laid to lawn, patio seating area and light.

### **Garage**

14' 9" x 9' 3" ( 4.50m x 2.82m )

With an up and over door, electrics, lighting and electric car charger.



**view this property online** [williamhbrown.co.uk/Property/PON119560](http://williamhbrown.co.uk/Property/PON119560)



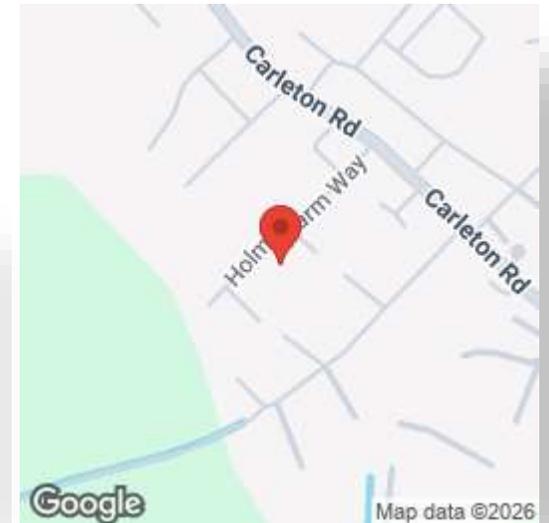
## Welcome to

### Holme Farm Way, Pontefract

- Out Standing Five Bedroom Detached Home
- Cul-De Sac Position
- Set To Show Home Standard
- Outstanding Open Plan Dining living Kitchen
- Fantastic Location

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

# £460,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119560](http://williamhbrown.co.uk/Property/PON119560)



Property Ref:  
PON119560 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**